



# Granny Units/Accessory Apartments

Partial Summary Sheet (Updated June 2006)

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## 1. **GRANNY UNITS** (California Government Code Section 65852.1)

**INTENT:** To provide housing for the elderly

### **REQUIREMENTS:**

- A. Approval by Development Review. Additional discretionary review of unit design may be required if a minor design review, administrative adjustment, or variance is deemed necessary. Please consult with the Planning Division.
- B. Property shall be zoned for, and occupied by, a single-family residence.
- C. There shall be no more than two (2) tenants per granny flat. Each tenant shall be a minimum of 62 years of age. These limitations apply whether the unit is rented/leased or not. Recordation (by the County Recorder) of a legally binding **Land Use Restriction** (setting forth the minimum age of occupants) shall be required prior to issuance of a building permit.
- D. A granny flat may be either detached or attached and is subject to the following size requirements:
  - a. If detached, the maximum unit size shall be 1,200 sq. ft.
  - b. If attached, the maximum unit size shall not exceed 30 percent of the existing living area.
- E. Two parking spaces shall be provided in addition to those required for the existing residence. Parking may be uncovered, but shall be subject to the development standards (size, access, etc...) applicable to the zone.

## 2. **ACCESSORY APARTMENTS** (California Government Code Section 65852.2)

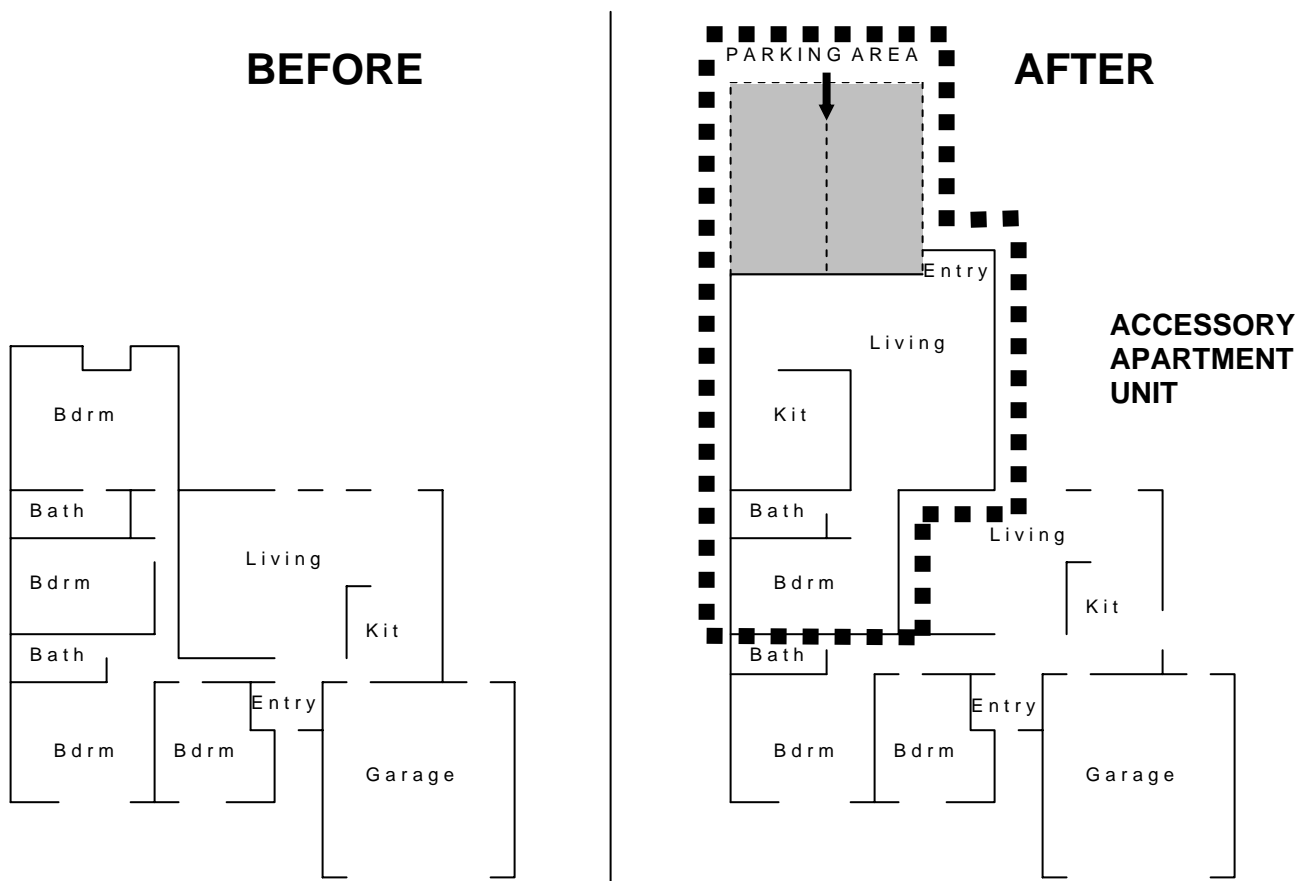
**INTENT:** To generate additional rental units by allowing the conversion of a portion of an existing residence (either with or without a small addition), thereby reducing the area the homeowner maintains (see example on reverse of sheet). Accessory apartments may also be constructed as additional separate units, subject to compliance with the following requirements.

### **REQUIREMENTS:**

- F. Approval by Planning Staff. Discretionary review of unit design may be required if a minor design review, administrative adjustment, or variance is deemed necessary. Please consult with the Planning Division.
- G. A lot shall be of sufficient size to accommodate 2 units without exceeding the General Plan density (i.e. 10,890 sq. ft. for an R-1, Low Density Residential lot).

- H. No minimum age requirement.
- I. The unit may only be rented (i.e. not sold separately from the primary unit).
- J. The lot shall be zoned for, and occupied by, an existing single-family residence.
- K. If detached, the unit shall not exceed a maximum of 1,200 sq. ft.
- L. If attached, the maximum addition to the residence for use as an accessory apartment shall not exceed 30 percent of the living area (garage excluded).
- M. Any construction shall conform to zoning and building requirements generally applicable to residential construction in the zone in which the property is located.
- N. Two parking spaces shall be provided (See 1.E above).
- O. One unit on the property shall be owner occupied. Recordation (by the County Recorder) of a legally binding **Land Use Restriction** (setting forth the ownership requirement) shall be required prior to issuance of a building permit.

#### **EXAMPLE OF ATTACHED ACCESSORY APARTMENT**



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